lescribed in the description and plat attached Special Hearing under Section 500.7 of the Bal ther or not the Zoning Commissioner and/or I	property situate in Baltimore County and which is hereto and made a part hereof, hereby petition for a limore County Zoning Regulations, to determine whe-Deputy Zoning Commissioner should approve
	tation to a gas & go operation with a
food store use in combination.	
Property is to be posted and advertised I, or we, agree to pay expenses of the abov- ing of this Petition, and further agree to and of tions of Baltimore County adopted pursuant to	ve Special Hearing advertising, posting, etc., upon fil-
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
	Cloverland Farms Dairy, Inc.
(Type or Print Name)	(Type of Print Name)
Signature	Signature Signature
Signature	Robert W. Baker
Address	(Type or Print Name)
City and State	Signature 0 ms
Attorney for Petitioner:	1.66
Attorney to remainer.	2200 N. Monroe Street 669-2222
(Type or Print Name)	Address Phone No. HNAL
Signature	Baltimore Maryland 21217 City and State
	Name, address and phone number of legal owner, con-
Address	tract purchaser or representative to be contacted STV/Lyon Associates, Inc. (A. Kenneth Gro
City and State	Name
Attorney's Telephone No.:	7131 Rutherford Rd. 21207 944-9112
	Address Phone No.
ORDERED By The Zoning Commissione	er of Baltimore County, this7tb deg
of November, 1983, the required by the Zoning Law of Baltimore County, that property be post	at the subject matter of this petition be advertised, as ounty, in two newspapers of general circulation throughed, and that the public hearing be had before the Zoning om 106, County Office Building in Towson, Baltimore
County, on theday	oiJanuary, 1984, at 11:15 o'clock
_A_M.	
	200 00
	Zoning Commissioner of Baltimore County.
E.C.O.—No. 1	(over)
a.c.o.—ww. a	
2.C.O.—NW 2	
2.0.0-100 2	
2.C.O.—NW 2	
2.C.O.—NW 2	

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for ____ a food store (less than 5,000 S.F.) in combination with a service station (gas and go) Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: Cloverland Farms Dairy, Inc. (Type or Print Name) She Eke V.P. (Type or Print Name) Signature Robert W. Baker (Type or Print Name) ELECTION City and State Attorney for Petitioner: 669-2222 2**7**00 N. Monroe St. (Type or Print Name) Baltimore, Maryland 21217 Name, address and phone number of legal owner, contract purchaser or representative to be contacted 7131 Rutherford Rd. 21207 944-9112 Attorney's Telephone No.: _____ ORDERED By The Zoning Commissioner of Baltimore County, this ______ day of ___November ____, 19_83_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore __A._M. E.C.O.-No. 1

STV/Lyon Associates, Inc. (A. Kenneth Green)

PETITION FOR SPECIAL EXCEPTION 54-181-X5PM

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR SPECIAL HEARING OF BALTIMORE COUNTY NE/S Windsor Mill Rd., 197' SE of Woodlawn Dr., 2nd District Case No. 84-181-XSPH CLOVERLAND FARMS DAIRY, INC., :::::: ORDER TO ENTER APPEARANCE Mr. Commissioner: Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith. John W. Hessian, III Peter Max Zimmerman People's Counsel for Baltimore County Deputy People's Counse Rm. 223, Court House Towson, MD 21204 494-2183 I HEREBY CERTIFY that on this 30th day of December, 1983, a copy of the foregoing Order was mailed to Mr. A. Kenneth Green, STV/Lyon Associates, Inc., 7131 Rutherford Rd., Baltimore, MD 21207, representative of Petitioner. John W. Hessian, III

PETITION AND SITE PLAN EVALUATION COMMENTS

(Any existing Aundergn and storage tanks containing gasoline, waste oil,

either be removed from the property or properly backfilled.

solvents, etc., must have the contents removed by a licensed hauler and

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

Nicholas B. Commodari Chairman

MEMBERS Bureau of Engineering Department of Traffic Engineering Fire Prevention

State Roads Commission Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development

-

Mr. Robert W. Baker 2200 N. Monroe Street Baltimore, Maryland 21217

RE: Case No. 84-181-XSPH (Item No. 95) Petitioner - Cloverland Farms Dairy, Inc. Special Exception and Special Hearing

Dear Mr. Baker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to convert the existing full service station building to a combination food store and gas and go operation, these hearings are required.

Particular attention should be afforded to the comments from the Department of Permits and Licenses and the Fire Department. For additional information concerning these comments, you may contact Mr. Ted Burnham at 494-3987 and Caption Joe Kelley at 494-3985, respectively.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:mch Enclosures

cc: Lyon Associates, Inc. 7131 Rutherford Road Baltimore, Maryland 21207 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

November 22, 1983

Mr. Armold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #95 (1983-1984) Property Owner: Cloverland Farms Dairy, Inc. N/ES Windsor Mill Rd. 197.04 S/E from centerline Woodlawn Drive Acres: 1.122 District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Highways:

Windsor Mill Road, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be reconstructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #95 (1983-1984) Property Owner: Cloverland Farms Dairy, Inc.

November 22, 1983

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. The Petitioner will be responsible for the entire cost of capping and plugging any existing service connections not used to serve the proposed improvements.

RAM: EAM: FWR:ss

L-SE Key Sheet 9 & 10 NW 21 & 22 Pos. Sheets NW 3 F Topo 88 Tax Map

() Soil percolation tests have been conducted. The results are valid until Revised plans must be submitted prior to approval of the percolation () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until) is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit () All roads and parking areas should be surfaced with a dustless, bonding () No health hazards are anticipated. (V) Others IF submission of plans to the Country Review Grosp is required, a Hydrogeological Study and an Environmental Effects Report most be submitted. Prior is Mazing of existing stronge, applicant should contact The buren of Environmental Services, Solid + Harardous Moste Agent. Section at 494-3768, regarding conount

And disposal of potentially hazardous mornials. This site lies within the Guyan. Falls sewershed morel is subject to restrictions as imposed by the Maryland STATE DEPARTMENT OF HEALTH regarding this Monterium.

Univer has been nontied of the above internation.

BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 TED ZALESKI, JR. STEPHEN E. COLLINS DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building November 10, 1983 Towson, Maryland 21204 Mr. Arnold Jablon Comments on Item # 95 Zoning Advisory Committee Meeting are as follows: Zoning Commissioner Property Owner: Cloverland Farms Dairy, Inc.
Location: NE/S Windsor Mill Road 197.04 S.E. from centerline Woodlawn Drive County Office Building Towson, Maryland 21204 Existing Zoning: B.L. - CNS
Proposed Zoning: Special hearing to approve a conversion from a full service station to a gas and go operation with a food store use in Item No. 92,93,94(95) ZAC - Meeting of October 18, 1983 combination. Special Exception for a food store (less than 5,000 S.F.) in combination with a service Acres: 1.122 District: 2nd. Property Owner: \ Location: Existing Zoning: The items checked below are applicable: Proposed Zoning: A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applimiscellaneous

B. A building/ & other permitshall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. Acres: District: D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. Dear Mr. Jablon: E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group.of an adjacent lot line shall be of one hour fire resistive The Department of Traffic Engineering has no comments for it construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. numbers 92, 93, 94, and 95. F. Requested variance appears to conflict with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Cod. requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply which height/area requirements of Table 505 and the required con-MSF/ccm struction classification of Table 401. I. Comments - Change use from special business to mixed uses. Business

Pursuant to the advertisement posting of property, and public hearing on the Petition and it

and Mercantile Section 615.1, Section 312.1 (1) See tables

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Very truly yours,

Charlen E. Burnham, Chief

307.2 and 303.2.

appearing that by reason of the following finding of facts that:

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of	19, that the here	in Petition for Sper	ial Exception	•	
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DEPARIMENT OF TRAFFIC ENGI TOWSON, MARYLAND 21204 494-3550					
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Property Owner: Location: Existing Zoning: Proposed Zoning:					

_Kov 3, 1933 BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586
494-4500 BALTIMORE COUNTY DEPARTMENT OF HEALTH Zoning Commissioner Office of Planning and Zoning PAUL H. REINCKE CHIEF County Office Building November 22, 1983 Towso , Maryland 21204 Zoning Item # 95, Zoning Advisory Committee Meeting of Oct. (3, 1933 Mr. William Hammond Property Owner: Cloverland Farms Dairy, Inc.

Location: ME/S Windser Mill Road District 2 Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Water Supply Public Sewage Disposal Public Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee COMMENTS ARE AS FOLLOWS: RE: Property Owner: Cloverland Farms Dairy, Inc. () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, Location: NE/S Windsor Mill Road 197.04' S/E from centerline Woodlawn Dr. complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. Item No.: 95 Zaning Agenda: Meeting of October 18, 1983 () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts to be corrected or incorporated into the final plans for the property. into the atmosphere. () 1. Fire hydrants for the referenced property are required and shall be () A permit to construct from the Division of Air Pollution Control is required located at intervals or _____feet along an approved road, in accordance with Baltimore County Standards as sublished by the for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. Department of Public Works. () Prior to approval of a Building Permit Application for renovations to exist-() 2. A second means of vehicle access is required for the site. ing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to () 3. The vehicle dead end condition shown at be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department EXCEEDS the maximum allowed by the Fire Department. of Health and Mental Hygiene for review and approval. () Prior to any new construction or substantial alteration of public swimming • (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County () 5. The buildings and structures existing or proposed on the site shall Department of Health for review and approval. For more complete information, comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior contact the Recreational Hygiene Section, Division of Environmental Support Services. to occupancy. () Prior to approval for a nursery school, owner or applicant must comply with () 6. Site plans are approved, as drawn. all Baltimore County regulations. For more complete information, contact () 7. The Fire Prevention Bureau has no comments, at this time. the Division of Maternal and Child Health. Plaining Group Fire Prevention Bureau (') If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance Special Inspection Division

* All self-service stations shall have at least one attendant on duty while /mb the station is open to the public. The attendant's primary function shall be to supervise, observe, and control the dispensing of Class I liquids according to NFPA 30, Sec. 7.7.4.3. with Water Resources Administration requirements. SS 20 1082 (1) BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY PUBLIC SCHOOLS INTER-OFFICE CORRESPONDENCE Robert Y. Dubel, Superintendent Towson, Maryland - 21204 Arnold Jablon TO___Zoning Commissioner Date__January 10, 1984 Date: October 13, 1983 Norman E. Gerber, Director Mr. Arnold Jablon FROM Office of Planning and Zoning Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue SUBJECT Cloverland Farm Dairy - 84-181-XSPH Towson, Maryland 21204 Z.A.C. Meeting of: October 18, 1983 This office is not opposed to the proposed use; however, it should be RE: Item No: 92, 93, 94,(95) noted that CRG processing is required in compliance with Division II Property Owner: of the Development Regulations. Location: Present Zoning: Proposed Zoning:

Office of Planning and Zoning

NEG/JGH/sf

District: No. Acres:

Dear Mr. Jablon:

The above items will not have an adverse effect on student population.

WNP/1h

ZOURIS DEPARTMENT

By A10 901 - -----

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

IN RE: PETITIONS SPECIAL EXCEPTION AND SPECIAL HEARING Cloverland Farms Dairy, Inc. Testimony indicated that the property is zoned B.L.-C.M.S. The site presently has an abandoned, boarded up service station. The Petitioner seeks to relocate a Whithin and one to serve the gas and go customers. garages. See Petitioner's Exhibit 10. ENGINEERS, ARCHITECTS & PLANNERS.

PEFORE THE ZONING COMMISSIONER NE/S of Windsor Mill Rd., 197' SE of Woodlawn Dr. (6414 Windsor OF BALTIMORE COUNTY Mill Road) - 2nd Election District Case No. 84-181-XSPH

> * * * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioner

The Petitioner herein requests a special exception for a food store in combination with a service station (gas and go), and a special hearing to convert the property from a full service station to a gas and go operation with a food store use in com-

Michael Kovin and Kenneth Green, designers for Lyon Associates, Robert Baker, Executive Vice-President of Cloverland Farms Dairy, Inc., and J. Eric Dorsch, Director of Construction for B.F. Obrecht and Son appeared and testified for the Petitioner. Ms. Shelly Yeatman, a neighbor appeared, not in opposition, but for clarification.

Royal Farm convenience store to the site after extensive interior renovation and some oexpansion. The proposed store would increase the present size from approximately square feet to 2,779 square feet. In addition, the Petitioner would provide one gas island with two dispensers, which could service four cars with four stacked awaiting service. The store would have at least two attendants, one to serve customers

The area where the site is located is extensively commercial, although Ms. Yeatman tu does reside across to street (apparently an anomaly in this otherwise commercial district). Within a one-half mile radius there can be found numerous auto service

It is obvious that the proposed use of this site will be a welcome addition to the area and will remove an existing blight. The Petitioner shall maintain the site in an attractive manner and will provide sufficient lighting to deter unauthorized use. In fact, there will be no adverse impact on the community with the addition of the proposed use, and will meet the spirit and intent of the Regulations.

The Petitioner seeks relief from Section 230.13 and 405.4.D, pursuant to Section 502.1 of the Baltimore County Zoning Regulations. In addition, the Petitioner prays relief pursuant to Section 500.7, BC7R.

It is clear that the BCZR permi. the use requested by the Petitioner in a B.L. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed office building. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioner should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the exitioner does not show that the proposed use at the particular location described by Ret Coner's Exhibit 1 would have any adverse impact above and beyond those inassociated with such a special exception use irrespective of its location

he zone. Schultz v. Pritts, 432 A.2d 1319 (1981). the locality, nor tend to create congestion in roads, streets, or alleys

and, locations within a 1-1/2 mile radius are as follows:

Windsor Mill Road & N. Forest Park Drive

10) County Line Exxon Servicenter

5905 Liberty Road

6006 Liberty Road

3 bays, and gasoline

2 bays, and gasoline

6633 Security Boulevard

Complete auto servicenter

6970 Security Boulevard

Complete auto servicenter

15) Firestone Tires, Inc.

Security Square Mall

7 bays, no gasoline

16) Sears, Roebuck & Company

Security Square Mall

Complete auto servicenter

11) Liberty Amoco

13) Fox Chevrolet

14) Champion Ford

12) Forest Park Exxon

4 bays, and gasoline

Case No. 84-181-XSPH

Data to accompany petitions for

NE/S Windsor Mill Rd., 197' SE of

Special Exception & Special Hearing

Woodlawn Dr. (6414 Windsor Mill Rd.)

Cloverland Farms Dairy, Inc. - Petitioner

therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the zoning regulations.

In view of the testimony and evidence presented pursuant to Section 500.7, it is

determined that the conversion of the full service station to a gas and go operation with a food store use in combination thereto will not adversely affect the health, safety, and general welfare of the neighborhood nor violate the spirit and intent of

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affect, the special exception should be granted, and the conversion be permitted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____day of January, 1984, that the Petition for Special Exception for a food store (less than 5,000 square feet) in combination with a service station (gas and go), in accordance with the site plan introduced and accepted into evidence as Petitioner's Exhibit 1, and that the relief prayed for by the Petition for Special Hearing to convert a full service station to a gas and go operation with a food store in combination, be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its criginal condition.

. The Petition shall restrict the hours of operation to 6:00 a.m. to 1:00 a.m.

3. A detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division.

4. The Petitioner shall place floodlights across the front of the building as well as a quartz/mercury vapor lighting where necessary.

(4)

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING

2nd Election District

ZONING:

LOCATION:

Petitions for Special Exception and Special Hearing Northeast side Windsor Mill Road, 197 ft. Southeast

of Woodlawn Drive (6414 Windsor Mill Road)

Tuesday, January 17, 1984 at 11:15 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a food store (less than 5,000 sq. ft.) in combination with a service station (gas and go) and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a conversion from a full service station to a gas and go operation with a food store use in combination

Being the property of Cloverland Farms Dairy, Inc., as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

LYON ASSOCIATES, INC.

Architects - Engineers - Surveyors 7131 Rutherford Road, Baltimore, Maryland 21207 Telephone: 301-944-9112

ZONING DESCRIPTION

NO. 6414 WINDSOR MILL ROAD

BEGINNING FOR THE SAME at a pipe set on the Northeastern right of way line of Windsor Mill Road, said point being distant South 54 00' 48" East 197.04 feet from the intersection of the extended right of way line of Woodlawn Drive, 65 feet wide, and the Northeastern right of way line of Windsor Mill Road, thence leaving the aforesaid mentioned Northeastern right of way line of Windsor Mill Road and running the following courses

1) North 47°52'45" East 46.52 feet to an iron pipe heretofore set.

2) North 70°49'38" East 43.06 feet to a pipe set, thence

3) By a curve to the left having a radius of 325.00 feet and an arc length of 144.64 feet, said curve being subtended by a chord bearing of North 58°04'38" East, 143.45 feet to a pipe set, thence

4) North 45°19'38" East 117.41 feet to a pipe set, thence

5) South 46°04'55" East 130.75 feet to a pipe set, thence

6) South 43°53'55" West 314.61 feet to a cross-cut on the northeastern side of Windsor Mill Road, thence

7) North 54°00'48" West 193.26 feet to the point of beginning. Containing in all 48,874.32 square feet or 1.122 acres of land, more

Signed This 29 day Saptember 1983

Mark G. Rissle 15 244

File No. 7273.59.00/

STV/LYON ASSOCIATES.

Case No. 84-181-XSPH Data to accompany petitions for Special Exception & Special Hearing NE/S Windsor Mill Rd., 197' SE of Woodlawn Dr. (6414 Windsor Mill Rd.) Cloverland Farms Dairy, Inc. - Petitioner

Alternate locations for automobile service work within a 1/2 mile radius of the site in question are available at the following locations:

 Tune Up City
 2110 Gwynn Oak Avenue 2 bays, no gasoline

2) Windsor Mill Amoco 6712 Windsor Mill Road 3 bays (rear entry), and gasoline

3) Security Park Service Center 1801 Gwynn Oak Avenue 4 bays, no gasoline

4) Budget Tire 1725 Gwynn Oak Avenue 3 bays, no gasoline

Locations within a 1 mile radius are as follows:

Woodlawn Drive & Whitehead Road 3 bays, and gasoline 6) Congress Auto Service (Sunoco)

4 bays, and gasoline 7) Security Amoco 6698 Security Boulevard 3 bays, and gasoline

6725 Dogwood Road

5) Woodlawn Texaco

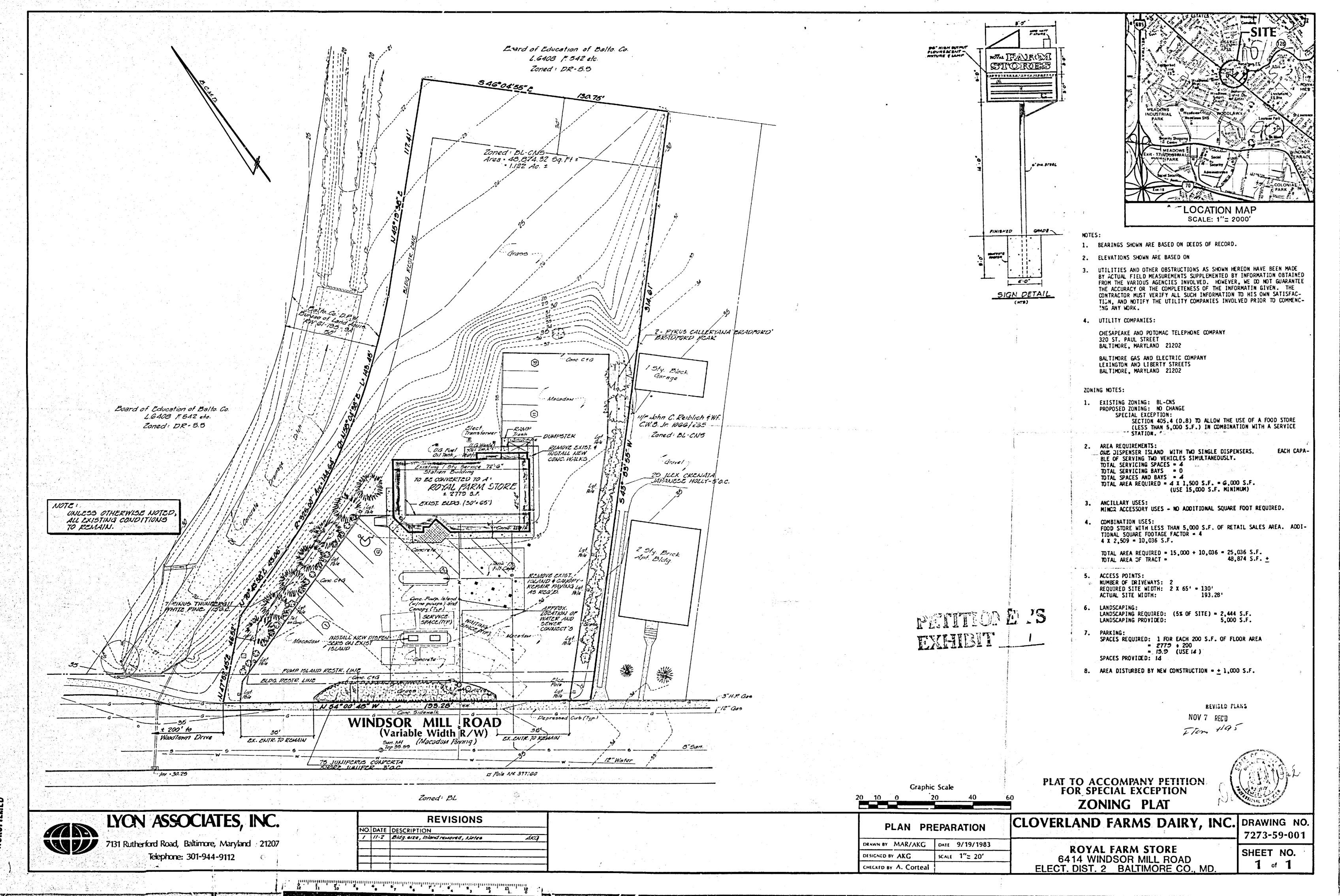
8) Hillen Tire & Auto Center 6611 Security Boulevard 4 bays, no gasoline

 Imperia: Pontiac-Datsun Security Boulevard & Woodlawn Drive Complete auto servicenter

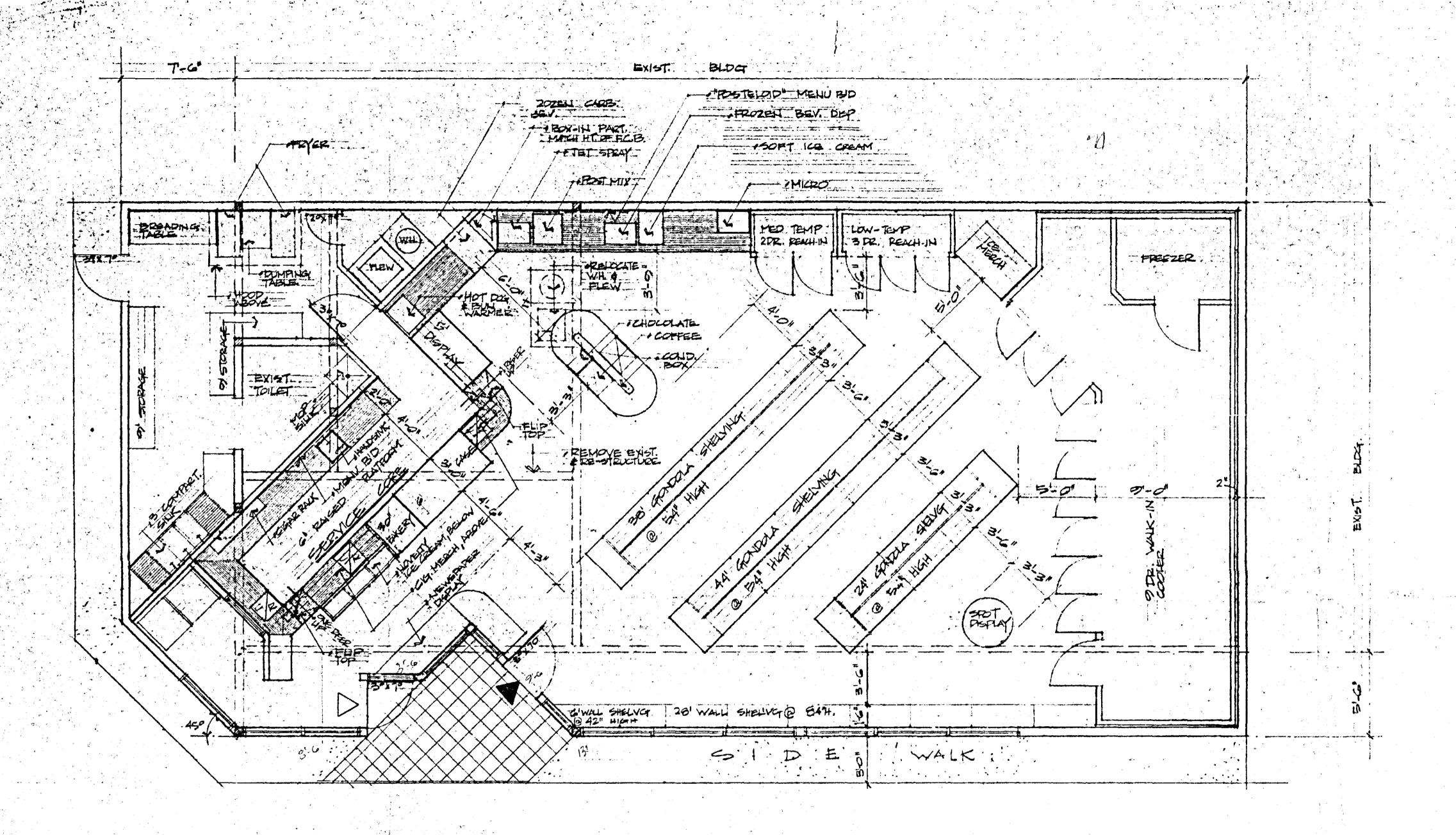
STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Professional Member Firms: STV/Baltimore Transportation Associates, STV/Lyon Associates, STV/Management Consultants Group, STV/ H. D. Nottingham & Associates; STV/Sanders & Thomas; STV/Santainc; STV/Seelye Stevenson Value & Knecht.

DALTIMORE COUNTY OWNOR MARYLAND Cloverland Farms Dairy, Inc. e/o Robert W. Baker 2200 N. Monroe Street Baltimore, Maryland 21217 Re: Petitions for Special Exception & Special Hearing NW/cerner North Wind Rd. & Boyce Avanue (320 Newh Wind Road) Cloverland Farms Dairy, Inc Petitioner Case No. 34-181-XXPH Dear Sir This is to advise you that \$55,25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. REVENUE DIMBION MISCELLANGOUS CASH RECEIPT DATE 1/11/184 ACCOUNT R-01-613-000 ANOUNT \$532.22 ANOUNT \$532.25 ANOUNT \$532.25 ANOUNT \$533.25 ANOUNT \$	PRICE AND PUBLICATION STATE THE CONTROL TRANSPORT AND THE CONTROL TRANSPORT STATE THE CONTROL TRANSPORT THE CONTROL TRANSPORT THE CONTROL TRANSPORT STATE THE CONTROL TRANSPORT THE CONTROL TRA	DALTIMORE COUNTY OFFICE OF RANNING 6 ZONING TOPICON OFFICE OF RANNING 6 ZONING OWNING COMMISSIONER Mr. Michael Kevin Lyon Associates, Inc. 7131 Rutherford Road Baltimore, Maryland 21207 RE: Petitions for Special Exception and Special Hearing NE/S of Windsor Mill Rd., 197' SE of Woodlawn Dr. (6414 Windsor Mill Rd.) 2nd Election District Cloverland Farms Dairy, Inc Petitions 1 have this date passed my Orders in the above captioned matter in accordance with the attached. Very truly yours, Al/mc Attachments CC: Ms. Shelly Yeatman 6417 Windsor Mill Road Baltimore, Maryland 21207 People's Counsel	Cloverland Farms Dairy, Inc. c/o Robert W. Baker 2200 N. Monroe Street Baltimore, Maryland Rei Petitions for 5 Special Exception & Special Hearing NE/S Windows Mill Rd., 197° SE of Woodlawn Drive (6414 Windows Mill Rd., 197° SE of Woodlawn Drive (6414 Windows Mill Rd., 197° SE of Woodlawn Drive (6414 Windows Mill Rd., 197° SE of Woodlawn Drive (6416 Windows Mill Rd., 197° SE of Woodlawn Drive (6416 Windows Mill Rd.) TIME: 11:15 A.M. DATE: Tuesday, January 17, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenuc, Towson, Maryland ce: STV/Lyon Associates, Inc. c/o A. Kenneth Green 7131 Rutherford Road Baltimore, Maryland 21207 BALTIMORE COUNTY. MARYLAND OWNER OF RINANCE. REVENUE DIVISION OWNER OF REVENUE DIVISION
By Tabact W. Bater 2200 H. Manuce Street BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesspake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this The day of Towner 1983. ARNOLD FABLON Towner 1983. Petitioner Cleverland Farre Patry, Expectived by Manual Foundaria Chairman, Zoning Plans Advisory Committee CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland Physical Commodati Chairman, Zoning Plans Advisory Committee CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland Physical Commodati Chairman, Zoning Plans Advisory Committee CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland Physical Commodati Chairman, Zoning Plans Advisory Committee CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland Physical Commodati Chairman, Zoning Plans Advisory Committee CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland Physical Commodati Chairman, Zoning Plans Advisory Committee CERTIFICATE OF POSTING ZONING COUNTY Towner, Maryland Physical Commodati Chairman, Zoning Plans Advisory Committee CERTIFICATE OF POSTING Determine County Advisory Committee CHAIRMAN COUNTY Towner, Maryland Physical Commodati Chairman, Zoning Plans Advisory Committee CHAIRMAN COUNTY Towner, Maryland Physical County Advisory Committee County Advisory Committee County Advisory Committee County Towner, Maryland Physical County Advisory Committee County Advisory Commi	THE JEFFERSONIAN Manager. THE JEFFERSONIAN Manager. THE JEFFERSONIAN Manager. Cost of Advertisement, # 19-25		

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CREATIVE DESIGNS INTERNATIONAL ONE RIVERDALE AVENUE, NEW YORK, N.Y. 10463 TELEPHONE NO. (212) 543-5400			

